Registered No. HSE-49/2016





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THE ANDHRA PRADESH GAZETTE

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PART I EXTRAORDINARY

No.320 AMARAVATI, FRIDAY , JUNE 23, 2017 **G.223**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY – VARIATION TO CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN SY. NOS.165/P OF PARADESIPALEM VILLAGE, VISAKHAPATNAM RURAL MANDAL, VISAKHAPATNAM DISTRICT TO AN EXTENT OF 10162.68 SQ.MTS.

[G.O.MS.No.237, Municipal Administration & Urban Development (H2) Department, 22nd June, 2017]

NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

VARIATION

The site is falling in Survey No.165/P of Paradesipalem village, Visakhapatnam Rural Mandal, Visakhapatnam District admeasuring an area of to an extent of 10162.68 Sq.Mts.(12154.42 Sq.Yards). The boundaries of which are given in the schedule below, which was earmarked for Residential Use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Commercial use by variation of change of land use, which was shown in Visakhapatnam City Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to the Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.

2. The applicant shall handover the road widening portion to GVMC through registered gist deed at free of cost.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Greater Visakhapatnam Municipal Corporation, Visakhapatnam before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North :Existing Toyota Car Showroom in Sy.No.164/P of Paraadesipalem
South : Existing' B.T. Road
East : National Highway-Property ACC shed bearing D.No.10-4-24
West : Land belongs to Sri Ch.V.N.Anand

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT